WARRANTY DEED

Karen Johnson Davidson County
Batch# 948765 DEEDWARR
12/07/2022 11:01:30 AM 3 pgs
Fees: $18.00 Taxes: $2,294.00
20221207-0127568

File No. EM-22-3582

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $620,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of November, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kelly Liken	New Owner	
(NAME)	(NAME)	
1934 Valley Park Drive	1934 Valley Park Drive	073-13-0-030.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville, TN 37216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **David Peiffer and Rachel Peiffer, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kelly Liken, a married woman**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 85, on the Plan of Section I, Henderson Gardens, as of record in Book 2900, Page 75, Register's Office of said County, to which reference is hereby made for a more complete description.

Said Lot No. 85 fronts 76 feet on the Southerly side of Valley Park Drive and runs back 180 feet on the Easterly line and 168 feet on the Westerly line to a dead line in the rear on which it measures 121.4 feet.

Being the same property conveyed to Jack W. Walden and wife, Sadie June Walden by Warranty Deed from Harlan Construction Company, Inc. of record in Book 3398, Page 363, Register's Office for Davidson County, Tennessee, dated May 28, 1962 and recorded on May 31, 1962.

Said Jack W. Walden died on January 9, 2022 vesting Sadie June Walden as the surviving tenant.

Being the same property conveyed to David Peiffer and Rachel Peiffer, husband and wife, by Warranty Deed from Sadie June Walden, a widow, of record in Instrument No. 20220719-0082465, Register's Office for Davidson County, Tennessee, dated July 12, 2022 and recorded on July 19, 2022.

This is property more commonly known as 1934 Valley Park Drive, Nashville, TN 37216.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand this 22nd day of November, 2022.

David Peiffer

Rachel Peiffer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of November, 2022, before me personally appeared David Peiffer and Rachel Peiffer, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 22nd day of November, 2022.

Notary Signature
My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-02-2024

Certificate of Authenticity

I, Emily Manno, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 11/22/22.

Date

Emily Manno

Affiant Signature

11/22/22

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22 day of November, 2022.

Leslie Garside

Notary's Signature

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON